



# Glen Pine, 32 Pine Park Road

Honiton, Devon. EX14 2HR

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A beautifully presented 1940's individual detached residence with spacious accommodation, three reception rooms, four double bedrooms, in a prestigious and sought after location with pretty gardens and superb countryside views

- Wonderful large entrance hallway
- Spacious sitting room with a fireplace and bow window
- Superb vaulted double-glazed sun room
- Triple aspect dining room and a cloakroom
- Bespoke kitchen with a Rayburn
- Four first-floor double bedrooms
- Principal en-suite shower and family bathroom
- Detached garage with a utility and stores
- Pretty landscaped and established gardens

Guide Price £675,000

### SITUATION

Pine Park Road is conveniently located within a short walking distance of the town centre. The property is on a good-sized level plot in this sought after area and has countryside views to the rear. Honiton is a bustling market town with a thriving community and is particularly well known as an antique and book centre. It has most of the usual multiples such as W. H. Smith, Boots and Tesco's as well as a variety of independent shops, restaurants, schools, sports centre/swimming pool, golf club and main line rail link to London (Waterloo). Honiton has excellent communication links with a dual carriageway to the Cathedral City of Exeter the County Town, some 16.5 miles to the west. Exeter has an excellent range of shopping and sporting facilities, theatres, arts centre, main line rail link to London (Paddington), international airport and M5 access.





The Regency coastal resort of Sidmouth is about 9 miles to the south with its wide pebble beach (sand at low tide), long esplanade and range of independent shops and boutiques. Sidmouth lies on a World Heritage Site known as the Jurassic Coast, over which there are delightful picturesque walks and dramatic scenery. The renowned Colyton Grammar School, one of England's top mixed state schools, is situated about 9.5 miles away.

## THE PROPERTY

Glen Pine, 32 Pine Park Road is an individual detached house which was constructed in the late 1940s, and has only sold once since it was built.

This detached residence is traditionally built with part rendered and colourwashed exterior elevations on a brick plinth under a tiled roof, and has the benefit of double-glazed leaded light windows and gas central heating. The accommodation is bright, well presented, spacious, and worthy of particular mention is the large reception hall, the sun lounge which has been constructed with its vaulted ceiling, the fitted kitchen with bespoke units, as well as four roomy bedrooms, a principle en-suite shower room and family bathroom..

## OUTSIDE

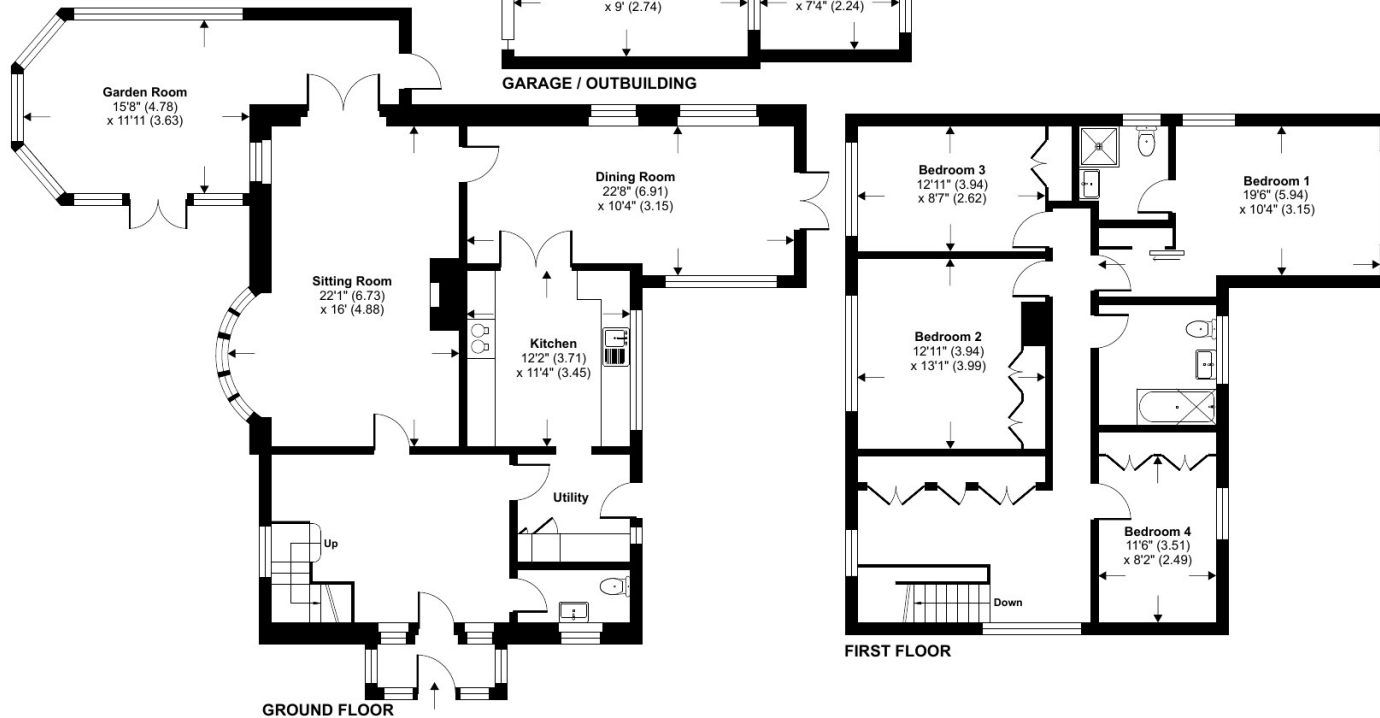
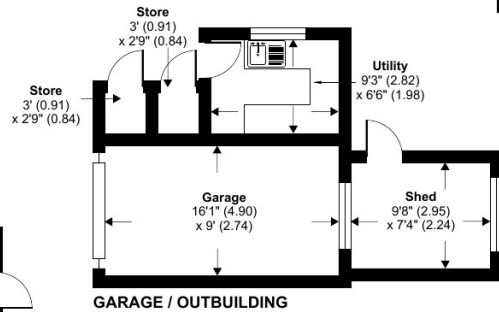
Glen Pine stands in mature gardens and grounds which extend to a quarter of an acre and which create a most attractive and colourful setting. The property also enjoys far reaching views from many of the windows over the Otter Valley and beyond.

It is approached from Pine Park Road over a short drive which leads to a linked single garage which also incorporates two useful Store Rooms and a Utility Room. As mentioned, the gardens create a most colourful and apt setting. They are level, extend to approximately a quarter of an acre and have areas of level lawns bordered by well stocked plant and shrub beds to the front. To the rear there is a large paved terrace and aluminium framed greenhouse and a further large lawn bordered by shrubs and plant beds. There is also a small ornamental pond.



# Pine Park Road, Honiton, EX14

Approximate Area = 2257 sq ft / 209.6 sq m  
 Garage = 146 sq ft / 13.5 sq m  
 Outbuildings = 144 sq ft / 13.3 sq m  
 Total = 2547 sq ft / 236.4 sq m  
 For identification only - Not to scale



## DIRECTIONS

From Honiton High Street, proceed into New Street. Take the first turning on the left into Queen Street. Follow this road and over the railway bridge into Pine Park Road. Number 32 will be found after a few hundred yards on the left hand side.

**SERVICES** - Mains gas, drainage, electricity and water.

**LOCAL AUTHORITY** - East Devon District Council - 01404 515616. Council Tax Band: F

**ENERGY PERFORMANCE CERTIFICATE** - Rating: E



**RICS Certified Property Measurer**  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlschem 2023. Produced for Humberts. REF: 1061675

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